

**CITY OF REDMOND
DESIGN REVIEW BOARD
September 3, 2015**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: David Scott Meade (arrived 7:13), Craig Krueger, Kevin Sutton, Scott Waggoner

EXCUSED ABSENCE: Mike Nichols, Joe Palmquist

STAFF PRESENT: Sarah Vanags, Planner; Gary Lee, Senior Planner;
Steve Fischer, Manager

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Acting Chair Scott Waggoner at 7:12 p.m.

PRE-APPLICATION

LAND-2015-01097, Ravello Apartments

Description: (1) lot with (1) 6-story mixed-use building containing 900 SF commercial space, 102 units of studio, 1 and 2 bedroom apartments, amenity space, a roof deck and green roof

Location: NE 80th Street and 162nd Ave. NE

Architect: Eric Evans *with* Ravello Apartments, LLC c/o Shelter Holdings, LLC

Prior Review Date: 07/02/15

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee noted that this was the second pre-application meeting for this project. The applicant has taken the comments from the DRB and applied them to a new design. Mr. Lee says the project looks good. Staff is suggesting the addition of some sunshades or eyebrows along the front elevation of the project, similar to what was done on the east and west elevations. Staff is also concerned about the use of hardy panel around the building. More than 75% of the material used on the building is hardy panel, simply painted different colors. The applicant has a list of design flexibility requests, which means the project must prove it has a superior design. Staff is amenable to the flexibility requests, but would like to hear what the DRB has to say about this project.

Eric Evans with the ownership group, Shelter Holdings, presented on behalf of the applicant with Gary Young. The applicant said the DRB and staff have provided good input, and he looked forward to more input to evolve the design. Architects David Albers and John Woodworth next presented on behalf of the applicant. At the last meeting on this project, the DRB said the red elevation was preferred over the white, so the applicant stuck with the red elevation throughout the entire building design. This primarily shows up on the main three corners of the building. The DRB also requested that the applicant add some weather protection to the live/work units. These units are now fully covered at their entries. The applicant has requested a design flexibility to only raise the live/work units one foot above the sidewalk to minimize ramping in the building and at grade. The site is set substantially back from the sidewalk due to some high transmission wires in front of the building.

The DRB also asked the applicant to add what has been termed "the gasket" at the front of the building to really split the masses and break the building down into two main masses. The building signage has been incorporated into this design as well. The applicant is currently taking a look at street level signage possibly in the overhang or as part of the storefront. A view from the east reveals the metal vertical siding

and a red corner. At the center point of the building on both sides, the design recedes in. The applicant has treated that as an inverse of the red to break up the massing and reduce the building's size. Everything but the corner is hardy panel, but the applicant feels the change in color is enough to break the building down. Changing to another material for the sake of changing to another material would be quite a bit more expensive and might not provide that much more to the building. Sunshades have been added at levels four, five, and six per staff recommendation. The applicant said adding more sunshades on the south would make the building more complicated than it needs to be. The applicant has also addressed how the plaza place off the woonerf is programmed.

The north side of the building, facing the Veloce Apartments, has a parking structure entry and five levels above using hardy panel on both sides and a stair tower with metal panels. The west elevation is similar to the east, minus the woonerf. The parking at level one goes below grade. With the red corners, there is an inset inverse color scheme and shading devices. The updated landscaping plan would reduce some of the planting in front of the residential entry to allow for more transparency with the street. The street trees would be shifted so they would not be in alignment with the main entry. The retail space has more spill-out to activate the plaza. Some of the lines of the woonerf have been extended into the exterior plaza and plantings have been reduced in this area, as well.

The roof has been changed in the effort to keep the accessible area down to 750 square feet, per staff request. The applicant is looking at providing some linear plantings in this area. The DRB had asked for more perspectives of the project, which have been provided. A view down 80th shows the eastern façade with the shading devices on the inset portion of the building. The look from 81st shows the woonerf area. The view from the northwest corner shows the west façade. A view of the live/work areas shows ramps on both sides with a central step element into a split entry with weather protection. The woonerf perspective shows how that element activates the corner. The amenity space will spill out into the woonerf with a pedestrian pathway all the way through. The north elevation shows the different transportation elements connected to the project. The woonerf side plaza elevation shows how the sun shades would look. The live/work area has railings that are now a work in progress. The hope is to have a balance between a private space and an inviting work space such that people would want to approach them.

The applicant is asking for design flexibility to build levels two through six out to almost the property line. The applicant is working with the property owner for the iterations of possibly adding sunshades on the south façade of the project. The building panels would have a standing seam orientation. The panel pattern size may change to make the design more interesting. The patios and decks may be removed from the lower elevation and added into the sixth floor around the building.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Said the project looks similar to what he saw last time. Mr. Meade said the weather protection additions look good. He is still a fan of the red scheme, which appears to be holding together well.
- Regarding the decks, he would like to keep them on the lower level. He asked the applicant to continue to explore ways to liven up the metal elevation. He asked about a white element near the windows and if this was a depiction of venting. The applicant said it was indeed a unit exhaust vent.
- Mr. Meade said the metal panel elevation looks stark and cold, but said he would wait on a different rendering before making any significant comments. He liked the landscaping. Mr. Meade said multiple live/work units could be set together with one ramp to minimize the ramping. The railing should be fitting for a retail and residential setting.
- Mr. Meade said he was concerned that the design relied so heavily on the application of color. He said five or ten years down the road, someone might come to the DRB requesting that the building be painted all beige. The building would lose a lot of its character if the color changed, but it would be difficult to future-proof it.

Mr. Krueger:

- Asked Mr. Lee why the applicant did not go further into the design flexibility requests. Mr. Lee said it would be a long list of items. Mr. Krueger asked about the dead end street, 161st, that would

eventually extend to the west. Mr. Lee said that would happen when the project next to this one gets developed. A zero-foot setback would be allowed for the residential units on the upper floors.

- Mr. Krueger said the applicant did a great job responding to the comments of the DRB from the last meeting. He has warmed up to the red color that has been used, which appears to be more of a crimson shade.
- He would like the applicant to see the project with and without sunshades to see if the design is truly complicated. He would like to keep the deck element at the lower level rather than moving it up to the sixth floor. He liked the woonerf enhancements and the colors in that area.
- Mr. Krueger did not have a problem with the use of hardy panels and metal siding on the corners. He said the metal has been added to the corner that is important and along the front façade, as well. He was less concerned about the paneling on the north side.
- He said the concrete on the east elevation, which wraps around to the north and west, is a concern. He said something could be done on the walls of the west elevation such that this area does not feel like such an oppressive alley. He suggested some paneling or a green screen in this location that could activate it at the pedestrian level.
- The applicant showed the DRB the sunshades from the south elevation and the pattern that would be used for the metal paneling. Mr. Krueger said he would like to see a rendering on what the screens would look like.
- Mr. Meade asked if, on the elevation with the metal panels, the parapet was higher than the one next to it. Mr. Meade said he liked the height, but said the return was not satisfactory. The applicant said he would update this to Mr. Meade's satisfaction. The signage plan has not been completed, but the hope is to give it some prominence for people coming up the street.

Mr. Sutton:

- Said the project was stronger without the sunshades on the south side. Mr. Sutton asked about the patterning of the panels, and if different spaces would be used in the corrugation. The applicant said that was the case, and the panels would alternate between six and eighteen-inch wide pieces with random but buildable spacing. Mr. Sutton would like to see more detail on that.
- On the concrete, he agreed with Mr. Krueger that the project looked rough on the north side. But, he noted the east side would have some detail that could help. Mr. Sutton confirmed where the board-formed and storefront concrete elements would be used.
- Mr. Sutton liked the simplicity of the project and its use of color.

Mr. Waggoner:

- Said he was not present for the last meeting on this project, but agreed with his colleagues, for the most part. Mr. Waggoner was also concerned about the concrete areas in the north, which have a brutal look. He said the board-formed concrete could help, but where there is less of an overhang from the building, the design could use some help.
- Mr. Waggoner said some screening elements or landscaping could help on the north elevation, or perhaps some form lines to break up the massing. He said, overall, the project is going in a solid direction.
- The applicant said he would return with colors and signage and asked what else was needed. Mr. Krueger said some new alternatives for the north elevation would be appreciated, as well as the requests for design flexibility and traffic flow.

MR. MEADE TOOK OVER AS CHAIR OF THE MEETING AT 7:42 P.M.

MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE JULY 2, 2015 MEETING. MOTION APPROVED (4-0).

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO APPROVE THE MINUTES OF THE JULY 16, 2015 MEETING. MOTION APPROVED (4-0).

APPROVAL

LAND-2015-00489, 166th Avenue Townhomes

Description: Construct 18 three-story townhomes in four buildings

Location: 8502 166th Avenue NE & 16640 NE 85th St.

Applicant: Dan Umbach *with* Daniel Umbach Architect, LLC

Contact: Jeff Fransen *with* TF 166th Ave. Townhomes, LLC

Prior Review Dates: 04/02/15 & 06/04/15

Staff Contact: Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Mr. Fischer stepped in for Mr. Sticka and noted that this project has been before the board twice before. This project is at the end of the street at 85th and 166th, on the uphill side of the northeast corner. The Board has been generally supportive of this project in its most current form, last seen in June. The applicant is proposing the construction of 18 townhomes in four buildings with a height of three to four stories. All of the units will have roof decks and great open spaces. Staff is recommending approval of the colors, materials, landscaping and elevations for this project.

Architect Dan Umbach presented on behalf of the applicant. He noted that the color board was at the last meeting, and there were no particular comments from the DRB at the last meeting that he was responding to. He asked the DRB members if they had any questions about the project. Mr. Krueger confirmed that the purple color, in a subtle way, would be used on the site. Mr. Meade called for a motion to approve the project.

IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. SUTTON TO APPROVE LAND-2015-00489, 166TH AVENUE TOWNHOMES, WITH STANDARD CONDITIONS FROM STAFF AND BASED ON PRIOR COMMENTS FROM THE DRB. MOTION APPROVED (4-0).

Mr. Meade thanked Mr. Umbach for his work and his cooperation with staff and the DRB.

APPROVAL

LAND-2015-00354, Redmond Elementary School

Description: Approximately 11,000 square foot, seven classroom addition with a central shared learning space, restrooms, and support spaces. Create a rain garden to provide water quality treatment for existing parking lot.

Location: 16800 NE 80th Street

Applicant: Lukas Shu *with* Studio Meng Strazzara

Contact: Michael Romero *with* Lake Washington School District

Prior Review Date: 03/19/15

Staff Contact: Benjamin Sticka, 425-556-2470, bsticka@redmond.gov

Mr. Fischer stepped in for Mr. Sticka. He noted that this addition to Redmond Elementary School was before the DRB in March of 2015. At that time, the Board was supportive of the proposal. The applicant has since completed an internal review of this project with staff and is now requesting approval. This is a new wing on the school that comes out towards the street. Colors and materials will match what is on the building right now. The addition will increase capacity by about 161 students. Staff is recommending approval of the colors, materials, elevations, and landscaping as proposed.

Michael Romero from the Lake Washington School District spoke on behalf of the applicant. Between March of 2015 and now, there have been no substantive changes to the design. The questions in the preparation process have centered on making sure traffic would not become an issue with a larger campus. Beyond that, the school has concentrated on geotechnical engineering and the wellhead protection area. The one big change from the last meeting is that the School District no longer uses exterior doors on individual classrooms. This was in the original design but will not be part of the final design.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Noted that all the DRB members spoke in favor of this project at the last meeting.
- Mr. Krueger did not believe there were any outstanding issues that needed to be resolved.

Mr. Waggoner:

- Said the traffic circulation was the biggest issue at the last meeting, but overall, the DRB was comfortable with the direction of the project.
- Mr. Waggoner said he was good to proceed with the approval process.

Mr. Sutton:

- Said he was okay with the project and ready to move on.

Mr. Meade:

- Said he was also okay with the project. Mr. Meade said the DRB has appreciated the design of the school from the beginning. He said this school overall has an exemplary design, especially in the execution of the masonry work, which was above and beyond the call of duty. Coming back and matching that masonry work in the new addition is indicative of the quality of the school district.
- Mr. Meade said the addition of the wing should be seamless and he appreciated the fine work.

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO APPROVE LAND-2015-00354, REDMOND ELEMENTARY SCHOOL, WITH THE STANDARD CONDITIONS PRESENTED BY STAFF FOR MATERIALS AND ADHERENCE TO THE DESIGN. MOTION APPROVED (4-0).

PRE-APPLICATION

LAND-2015-01014, Heron Flats and Lofts

Description: 95 multi-family units and 5 ground floor live/work units

Location: 7662 159th Place NE

Applicant: Kim Faust with MSPT XIII, LLC

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee noted that this was the second pre-application meeting for this project. The design is very similar to what the DRB saw at the previous meeting, save that the building's base has shrunk a bit such that it does not project over 159th Place. The building still does project towards Bear Creek Parkway and to the east. The applicant is working with the City to possibly purchase the additional land on the north so that the building projects over its own property, not City property. Staff has some minor concerns. The concrete wall at the base will be two stories high, and Mr. Lee wants to make sure this wall is attractive and appealing. Staff is recommending additional pedestrian canopies along 159th, possibly projecting over the right of way. Mr. Lee is concerned about the amount of cement panel that would be used on the building. It appears the entire building is wrapped with cement panel that would be horizontally oriented. Staff would like to see colors and materials, as well. Elevations should be displayed that show the design without street trees in front for a better look at the building.

Daniel Ash presented on behalf of the applicant. This project is similar to what the DRB saw at the last meeting, but it has developed in all the ways the DRB requested. The scale of the project has developed a bit, and the richness of the material and ground plan has improved. The applicant has added more canopies and overhang diagrams to illustrate how some of the building form affects the pedestrian experience. There were some mixed reviews from the DRB on bridge items, which have been removed from the design package.

The scale of the building is similar to what the DRB has seen before. The building relates to the nearby Carter project, which was a concern of the DRB at the last meeting. The base of the project got a bit taller to accommodate a larger parking garage. This allows for a stronger ground level experience on the pedestrian streetscape. The lantern amenity is now a bit taller at the corner and there is more room inside the building. The design has a base, middle, and top, which helps it relate to the Carter and which run all the way around the building. The site plan involves an amenity space in the northwest corner with a public plaza. A few trees have been pulled back from the building to allow for more visibility, which is something the DRB asked for. There is a plaza at the northeast corner, too, with a strong connection from the building to the trail outside it. The vegetation to the east has been planted up to the trail, which should create a seamless transition to the Bear Creek Trail from the building.

The two stories of amenity lantern space allows for a new scale with the overhangs and soffits. This has allowed for the creation of a secondary canopy, which has enhanced the pedestrian scale a bit more effectively. The main building entry has been pulled down to the middle of the 159th street frontage and the northwest corner has been isolated just for amenity space and a potential retail area. This project had several technical issues in its last pre-application meeting. Now, the building has been pulled back so as to comply with those technical requirements, but the drama of the building along the streetscape has been maintained.

Materials are basically the same. The applicant showed an example of some concrete that would be used with screening over it at the south side of the garage at ground level. A planted screen over concrete would also be the effect along the trail. The elevations show how the balconies give the design a flying effect. Live/work units have been put in place on the southwest corner and on the north side of the building. There is a feature wall at the pedestrian plaza, and more glazing has been added at the ground level in response to the DRB's comments. The glazing will help if units at the ground level convert to retail. The base of the project is taller, but the overall height of the project is the same and is similar to the building just to the south. There is a planted concrete wall on the east side. The trees on the east side cover much of that elevation. The landscape plan is largely unchanged. At the public plaza on the northwest corner, some of the trees have been pulled back to open up some sightlines from Bear Creek and provide more prominence to that corner. There is a strong connection to the trail near the rookery park to the east.

The applicant showed a diagram that displays the relationship of the canopies and overhangs to the streetscape along 159th and Bear Creek Parkway. There are several canopies along 159th, including some over the main building entry, the northwest corner, and the northeast corner. There is a bike workshop on the northeast corner framed by trees and the park with a good public feel. The renderings show the building is no longer infringing on adjacent City property but still has a dramatic design. The night renderings show how much glazing would be used at the northwest corner. Feature lighting and a feature wall would be placed at the northwest corner plaza to help connect activity inside and outside the building. The northeast corner shows the connection between the trail, park, and property. The north side has live/work entries from the street, and stormwater gardens have been placed in this area.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the color palette. Mr. Krueger said the building is very dramatic, almost seeming to float on its podium. He asked what the colors would be for the residential portion of the project.
- The applicant said the colors are the same as shown at the last meeting, including a light gray base material with accent panels in charcoal and indigo colors. The palette is inspired by the colors of herons at the residential level. The ground plain colors have been pulled from the adjacent development and the soffits at the ground plain draw on the adjacent building as well.
- Mr. Krueger said the colors showed up as more of a yellow in the renderings. He asked how the applicant would respond to Mr. Lee's comment about the use of horizontal panel material.
- The applicant said he wanted to be honest about the mass of the building, but still avoid monotony. Thus, windows have been ganged together and accent panels have been put between them. He admitted the north side could potentially be a bit long at 150 feet, but the hinge of the roof downspout and the accent panels should take care of mitigating that distance.
- Mr. Krueger asked about Mr. Lee's comment regarding the larger concrete wall. The applicant said the green screen on the wall and surrounding native vegetation should make it feel like a person is walking through a park.
- Mr. Krueger asked about a sidewalk on the site that seems to continue to the distance, and noted that even more vegetation was present than the renderings showed. The applicant agreed and said a trail-like experience was the overall effect.
- Mr. Krueger said he liked the project, especially on the corner that relates to the Carter Building. He appreciated how the applicant responded to the questions surrounding the materials.

Mr. Waggoner:

- Said the refinements on the project were great. Mr. Waggoner liked the taller podium effect of the building, which appears to give it more lightness at the street level. Raising the apartment floors higher helps remove them from the sidewalk view.
- He liked the project better without the bridge connector between the two towers. Scale-wise and articulation-wise, he thought the project would feel good and be very dramatic and striking. He liked the main corner especially and he liked the overall direction of the project.

Mr. Sutton:

- Said this is the first time he is seeing this project, which he said seemed nice. Mr. Sutton asked about the detail around the downspout.
- The applicant said it was an eight-inch diameter metal downspout with a punched-up flashing detail. It has been tied into the materials used on the rest of the building, almost giving an effect that the building is holding it up with some fingers. It is a hinge point of sorts for the building and has been detailed with some sort of additional lighting.
- Mr. Sutton said this project has a clear middle and top, and said it would not take away from the project if the colors did not change between levels. He said this was a strong design overall.

Mr. Meade:

- Agreed with Mr. Sutton that this design was not very dependent on color. The siding material has a rich shadow opportunity that should be very interesting. Mr. Meade said it was difficult to see through the apparent dark colors in the renderings. He said this building was a great reaction to the Carter, which is a very active building. The Heron Flats could be a more sedate, partner building.
- Mr. Meade said the elevation at the lower floor is a master stroke that makes this building more elegant, especially at the northwest corner. He supported the comments made previously by the DRB and staff and said the trees should be cleared from the renderings in the next iteration to get a better view of the building.
- He asked for a physical color palette at the next meeting and some examples of the materials that would be used as well. Mr. Lee confirmed with the DRB that this project was ready for approval at the next meeting. Mr. Meade noted that if the applicant can respond to the discussions above, including a resolution of the downspout concept, that this project would be ready for the approval process.

PRE-APPLICATION

LAND-2015-01068, WoodSpring Suites

Description: Proposal includes a new 120-room hotel on a 1.8 acre lot

Location: 7045 180th Avenue NE

Applicant: Broc Hendershott with West77 VP, LLC

Prior Review Date: 06/04/15

Staff Contact: Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Mr. Fischer stepped in for Mr. Sticka to provide a staff perspective on this project. This is the second pre-application meeting for this project. It is located in Southeast Redmond on a 1.8 acre lot. The proposal is to develop a new 124-room hotel with a three-story mass. The DRB, when it looked at this project in June, was generally supportive. But there were some comments, outlined in the staff report, that include the request for more interest around the front awning elements. Something other than a flat roof was suggested, perhaps including a truss element. An enhanced front entry, alternative panel materials, and a building oriented toward the right of way were preferred design ideas. The DRB asked for similar roof elements between the porte-cochere and the main building as a way to tie the building together. The gables in the front should match the gables on the side of the structure. Staff is pleased with the applicant's incorporation of these comments from the DRB in the new design.

Mike Nielsen with West 77 Partners, the development group, presented on behalf of the applicant. The hotel has been moved along 180th to give it more of an urban frontage, as requested by the DRB. The trees and parking stalls were a concern, and more trees have been added. The 30-foot buffer has been maintained along the south side of the site, where more expansion is planned along NE 70th. The applicant wants to maintain the modern design of the flat roof, and the applicant has brought in some more modulation to make a case on that point. A dual front entrance, of sorts, has been proposed with

parking on the rear side of the hotel. A nice awning entrance is provided in the rear of the building. The elevation on the parking lot side shows modulation along the long façade. New colors and material choices help break up the massing of the façade. More wood elements have been added by request of the DRB to the end caps to provide some symmetry to the building.

The entry on the 180th side of the building has allowed for good branding of the site and does not come across as a back door, as was critiqued in the previous design. There are street trees on this side as well. The applicant has brought some brick elements to the exterior of the building. The exterior materials include brick, hardy plank, stucco, and aluminum flashing where needed. The applicant said he was trying to respond to the DRB's comments but still maintain a modern feel.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the front entry and the materials to be used on the porte-cochere, specifically regarding masonry. The applicant said masonry would go around the base of the window wall.
- Mr. Meade asked if the storefront window at the entry has a trim around the corner with a brick inset in the lower spandrel panels. The applicant said that detail was not completely worked out, but the brick would come around the corner with a window inset into it.
- Mr. Meade suggested bringing the brick up to the window head and changing materials at that point. The applicant said there has been some pushback at the national brand level. Mr. Meade said an all-glass look would be okay as well, but he said right now, there is too much happening in the design. The applicant said he would work on this element and Mr. Meade said they were on the same page.

Mr. Waggoner:

- Asked about the lower level of brick and if that would extend along the side buildings. The applicant said the brick would be used only at the entry and wood paneling would be used elsewhere at the base to provide a modern look.
- Mr. Waggoner asked if air conditioning units would be under each window. The applicant said that would be the case, and a louvered bronze material would likely be used. The hope was to provide a modern look, if possible.
- Mr. Waggoner asked about the roof on the porte-cochere. The applicant said the roofing plan is still in flux, but the roof on the porte-cochere would have a bit of a cant for water runoff.
- Mr. Meade said the roof overhangs could be more dominant around the porte-cochere, and possibly cantilever out perpendicular to the building. More drama needs to happen in this part of the building, in Mr. Meade's opinion. He said the siding could change, or the roof plane could be thicker, or a cornice trim could be emphasized to give the porte-cochere more prominence.
- Mr. Waggoner asked about the slope of the roofs throughout the project. The applicant said he could consider some new ideas, possibly with some cantilevering. Gables have not been added to the porte-cochere so as to avoid blocking views.

Mr. Krueger:

- Asked if the applicant could bring in photos or drawings of other projects he has worked on. Mr. Krueger said he liked the elevation presented at the last meeting as opposed to the new one. He would like to see other ways to break up the massing of the building. He said some horizontal breakup should be happening along with the vertical breakup presented.
- Mr. Krueger appreciated the idea of creating a modern look, but he wanted to encourage more variation on the project. The applicant said the initial presentation represented more of a lodge. Mr. Krueger asked if there were examples of the brand the applicant could show the DRB.
- The applicant said WoodSpring Suites can be very modern, depending on their locations. The brand name is Value Place in other parts of the country, and the applicant said he was trying to add some Northwestern flair to the somewhat staid designs the brand has had in the past. He appreciated the comments from the DRB.
- Mr. Meade said there was room for improvement in the design. He asked about the windows and suggested that the windows could be ganged together with some paneling between them. That could create the feel of a larger window.

- Mr. Meade would also like to consider ganging windows around the tower element as well with a paneled expression.
- Mr. Meade said the vertical breakup helps add some modulation to the building, but noted that more colors could be added to create even more modulation. He suggested adding more thickness to the roof on the end caps and the middle, and said a cornice trim detail of 14 to 18 inches could be put underneath that to give the rear entry more pizzazz.
- Mr. Meade said simplifying the masonry into a clearer statement would be a good idea. He suggested removing the parapet piece that goes above the roof on the rear of the building.
- Mr. Krueger asked about the front elevation and said the comments Mr. Meade were making could be applied here as well. He said the roof could be beefed up in the front. The applicant said the wood cedar pieces could be thicker, and noted that a cornice trim might be an answer here, too.
- The applicant showed where stucco and hardy plank were used. Mr. Meade said in the area where six windows were close to each other, he would like to see those windows wrapped into one panel, as he suggested before. This could help add to the overall interest of the building.
- Mr. Meade said landscaping will be a key for this project. In the wider areas between windows, more vertical trees might be added. The applicant said he would bring an elevation at the next meeting that would show more of the tree elements.

Mr. Sutton:

- Asked if the applicant if he could drop the level of the dark siding by one floor on the main elevation of the project such that the stucco would come up and wrap the top of the building. The applicant said he had done this with other projects.
- Mr. Sutton said a change in materials, perhaps with some cedar siding, might help. He asked the application to explore a bigger variation in height. The applicant said he was looking into all types of materials, including a metal product that looks like cedar.
- Mr. Meade said metal, wood-like products are not always successful. He said a metal painted siding could be a possibility, too. The applicant showed Mr. Meade some of the different projects he has worked on with varying materials. The applicant wanted to create a project for the long-term that would still be cost-effective. He thanked the DRB members for their suggestions.
- Mr. Meade said the applicant should come back with some new ideas regarding masonry and other materials.
- Mr. Waggoner said the applicant should focus on ganging windows and all the comments of the Board. Multiple designs could be presented at the next meeting as a way to consider different options. Mr. Meade said this project was very close to being a home run, even with the materials presented. The applicant said he would come back with other design ideas at the next meeting.

PRE-APPLICATION

LAND-2015-01562, Lowe's Redmond Town Center

Description: Mixed-use residential building with approximately 286 units as well as 520 parking stalls (including stalls for REI)

Location: Parcel "5B" in the Redmond Town Center

Architect: Chris Nagamine *with* Encore Architects

Contact: Suzi Morris *with* Lowe Enterprises

Staff Contact: Sarah Vanags, 425-556-2426 or svanags@redmond.gov

Ms. Vanags noted that this was the first pre-application meeting for this project. This is a six-story building that will be located next to the REI and next to the Macy's building at the site. The project would have 286 units and would have 520 parking stalls. This is due to the absorption of the current open parking on the site. The building would have 7,600 square feet of retail space. This project is in the conceptual design phase, but staff feels this is a very exposed building, especially with surrounding traffic at Redmond Town Center. Staff says the building should consider that all of its sides are a front entry, of sorts.

Suzi Morris presented on behalf of the applicant. She noted that Lowe's is a Los Angeles-based company with an office in Seattle. Some of its local projects include the Luma Condominiums, a 24-story high rise on Seattle's First Hill, and the Suncadia resorts near Cle Elum. The applicant noted that the Redmond Town Center location was very prominent, and the hope would be to create a high-quality building with walkability and an urban feel. Some of the design constraints include having to provide 175 parking stalls

for Redmond Town Center. Also, because there is a high water table, subterranean work can go down only about a floor or a floor and a half. The idea is to create a building where parking will happen internally in the units flanking the exterior. Design guidelines for Redmond Town Center will also provide some direction for this project.

Architect Chris Nagamine next presented on behalf of the applicant. The vision for the project is to create an urban living environment within the Town Center. There are three main goals, including a hope to enhance the neighborhood with a project that fits in the Town Center and the City of Redmond. The applicant wants to create an urban architecture that might take cues from modern homes around the world. The third main goal is to respond to the desires of the residents that might live in these units.

This is a 1.3-acre site just to the east of the main area of the Town Center. Macy's is to the west and Bed Bath & Beyond is to the east. The project is a six-story building with a concrete podium and five wood floors above. The applicant, via Town Center zoning, will use the Green Building program to gain the extra floor noted. There would be 280 units in the project. There are 545 parking stalls and 7300 square feet of retail on the ground floor and bike parking for 300 bikes. The site plan shows that the building takes up a large part of the surface parking lot. There is a three-story parking garage across 74th to the south and an REI building to the north. A blank façade from Bed Bath & Beyond faces the site, and a three-story parking garage is to the north. The main entry of Macy's is one block away to the west. The main Town Center plaza and retail shopping is two blocks from the site. A larger residential building is near the site, but this would be the first residential building in the Town Center.

The project will relate to design guidelines of the Town Center. With regard to building frontages, the ground floor and second floor will hold the property line to create an urban edge and scale. There will be a focus on pedestrians, with continuous retail traffic on 74th from Macy's and other stores. Parking will be convenient and unobtrusive, meaning the building will be wrapped on three sides with retail and residential units. One façade facing west, towards the Macy's loading area, will have some screening. The hope is to modulate the building above the second story. The elevation facing south is 275 feet long, which creates a big block where modulation will be important to break up the massing. The applicant plans to have a distinct base, body, and top on the project. The building will be set back above the second story.

The elevations depict the two-story base structure that holds the property line with continuous retail units. A strong setback or cornice feature will help relate the project in scale to other buildings nearby such as Macy's. The applicant would provide canopies and weather protection along the retail storefronts and the corner where the residential entry is. The ground floor plan includes retail facing 74th that turns the corner onto 168th. The main entry for residents faces 168th, and there will be loft units on the north edge that come around the corner and head south to the lobby. The main vehicle access is to the west adjacent to the loading area of Macy's. The lobby space will have a lot of glass and will open to the street. The streetscape will be activated to create a good meeting place. The applicant will use some different materials to create some modulation, especially along the long façade.

On level two, the building is wrapped on more than three sides with residential units, concealing the large parking plate in the middle of the building. The façade facing Macy's could have a green screen or slat system such that it does not look like a parking garage. This will conceal the parking at the lower levels of the building. A typical floor plate for the residential units shows the modulation of the building envelope on all four sides. The courtyard on the third floor of the building is about 70 x 100 feet. There will be four floors of residential units looking onto the courtyard. Hardscape, landscaping, outdoor furniture, and lighting will activate the courtyard. The third floor will have amenity spaces that will spill out to the courtyard, possibly with a cabana building, for residents.

The top floor of the building will have loft units with mezzanines throughout. The mezzanines will provide extra living spaces. The units will be two stories with a Northwest, contemporary, urban feel. The roof will have a large roof terrace on the southeast corner with great solar access and views to the southeast. Barbecues, soft seating, and some sun protection would be considered. The parking is wrapped by residential and retail units on all sides. The application is working on the depth of the modulation of the building so as to balance the size of the decks for the units with the interior size of the units.

A perspective of the project in relation to surrounding buildings shows a strong horizontal line for the project and a strong two-story base that would include some brick and storefront windows that wrap around the corner to the residential entry. Setbacks and modulation have been considered above the two-story base. There may be the chance for something special to happen at the main corner of the building, perhaps an eyebrow element or another design possibility. Canopies and decks will be added to the project to give it depth, shadows, and a human scale. Different window modulations and sizes will be considered. Landscaping and tall trees will surround the site.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Thanked the applicant for the details provided for this unique site, and said the project appeared to be a very exciting addition to the Town Center. Mr. Krueger said this could be an urban infill for the City and he liked the approach the applicant was taking to continue the retail frontage around the site. He also liked the modulation considered along the street.
- Mr. Krueger said the canopies and extensions on the side of the building will help break up the flat façade. He said the project was heading in a great direction. He wanted to resolve materials and colors, but said this project was taking an interesting shape overall.

Mr. Waggoner:

- Said the project had some great ideas, particularly in articulating all the sides of the building. Mr. Waggoner said the project would give off a scaled appearance from all perspectives and would hold on to an urban edge while still holding a lot of parking.
- He noted that he had some early concerns about the lower floors, which appear very shallow and perhaps might not work for retail or residential purposes. The applicant said the units look shallow, but they are actually 30 feet deep. Mr. Waggoner said that depth would be very usable.
- He said the layering of the canopies, windows, and other materials would be a great next step and he was looking forward to seeing what the applicant would come back with.

Mr. Sutton:

- Said this was a challenging site with the parking garage, the backside of two retailers, and commercial office buildings a block away. Mr. Sutton noted that the top floor of the building would be very visible from the surrounding areas of Redmond and he did not want to ignore it.
- He suggested that the applicant should take an asymmetrical approach to the massing, if possible. He liked the extension of the retail and agreed with Mr. Waggoner that the retail spaces should be very functional with plenty of room. He looked forward to seeing the next iteration of the project.

Mr. Meade:

- Asked to see some of the corner treatments the applicant is considering. Mr. Meade said the applicant should focus on the main corner to make it special. He said the project may have three prominent corners that could use a cornice and cap treatment, potentially.
- Mr. Meade said there are clues and cues in the Town Center architecture that will help inform the project and tie it into its surroundings. The upper piece of the project will make it a standout building. He said this was a cool project, and the parking requirements should produce an extraordinary response.
- He said this project could help connect Bed Bath & Beyond to the rest of the Town Center. Mr. Meade said he would like to see other projects the applicant has worked on at the next meeting and noted that this project was off to a great start. He said transparency would play a key part to the design, as well as the outdoor living spaces.

PRE-APPLICATION

LAND-2015-01469, Marymoor Park Apartments

Description: Multi-family residential development containing a total of 227 dwelling units ranging from studio to 1-, 2-, 3-bedroom units on a 3.07 acre site

Location: Approximately 6499 East Lake Sammamish Parkway NE

Architect: Raymond Gamo *with* Jackson Main Architecture

Contact: Mark Hoyt *with* Trammel Crow Residential

Staff Contact: Sarah Vanags, 425-556-2426 or svanags@redmond.gov

Ms. Vanags said this would be the first project in the newly rezoned Marymoor Design District. It will be a five-story, 227-unit multi-family building with 273 parking stalls. The entire development will be 347,000 square feet. Staff's main recommendations center on the intentions of the new zone. However, the backside of the building is large and long and staff is concerned it does not take advantage of the amenity of the park. More modulation will be needed to break up the massing of this wall. Staff has some concerns over the soft color palette, as well.

Mark Hoyt presented on behalf of the applicant. His firm, Crow Residential, has built seven projects in Redmond, providing about 1,600 apartments. The last one completed was the Veloce project in 2009. He was excited about doing business again in Redmond and said the connection to the park was very important. Architect Robin Murphy next spoke on behalf of the applicant. He said this project has been in the works since August of 2014. The applicant has met many times with the city. The site is in a unique location zoned MDD3, which is an incentive zoning designation in a current industrial area. The site is adjacent to Marymoor Park. Eventually, there will be a light rail station near the site and higher density residential units will surround it. Light rail is not estimated to be in place until 2030, which will be a key to this project. The applicant has invested heavily in pedestrian and bicycle connections to the park.

There are two connections between the park and the project, including a new right of way on SE 65th. There is an existing right of way on 180th that will be improved by the applicant. The City would like the project to connect to the MDD1 zoning nearby. The site will have a 60-foot right of way with two 10-foot easements when the neighboring areas are developed. The project is a wrap building, similar to the building spoken about before this one on the agenda. The building is on a triangular lot, which is challenging. The building cannot be put up against the park, and only 50% of its frontage is allowed to face the park. The building has been pushed back, which allows for a lot of open space that doubles as a fire lane. The open space would potentially be pervious with bollards protecting it.

The building is a five-story concrete structure with a 10-foot landscape buffer. The long façade noted by staff will have to be treated in some way, possibly with green screening. Landscape architect Andy Rasmussen next presented on behalf of the applicant. There is a lot of vegetation on the Sammamish Trail, and this building will be set back from the main road with buffering. There will be opportunities for landscaping to wrap around the building. There is green space that could be connected to Marymoor Park, possibly. Landscaping on the front involves a 10-foot utility easement, which creates a gap of sorts that will impact the project. The trees in the center of the site will be difficult to maintain, but, owing to the uniqueness of the site, that is where they will go. At the main entry point, there will be a pedestrian-level plaza and outdoor gathering space and a possible trail connection to other pedestrian pathways. The applicant has been talking with King County Parks about how to connect the site to Marymoor Park. This project could be an outstanding addition to the community.

Mr. Murphy resumed his presentation on behalf of the applicant. The palette of colors is preliminary. The five-story building will have fins, balconies and railings on the west façade. The parking garage will be completely concealed by the building. The materials have not been resolved at this point, but cement board panels with aluminum extrusions at the joints are being considered. Wood paneling may be used in the inset areas and underneath the soffits. Metal panels may be used as well, which would be durable and cost-effective. Looking back into the entry area, there is a courtyard. The floor area ratio (FAR) has been set at 1.35, which very much limits the amount of units on the site. This helps break the building mass down considerably. The park side of the project shows the lowest floor of the six stories, which is a basement. There are two stories of glass within the building that hold residential units and amenity areas. Several large cottonwoods that have been damaged near the site and will be removed. Those would be replaced with healthier, more active trees that reinforce the architecture.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked for clarification on the elevation that staff was concerned most about. Ms. Vanags said staff was most concerned about the elevation that faces the park. The applicant showed where the project

would face the park and the future MDD1 zone. Ms. Vanags said, to the applicant's credit, much more modulation has been added to the building's walls in a much more pleasing way.

- Mr. Krueger said the building would have a great exposure to the park. He did not know the FAR would be so low, but having the lower elevation near the trail to the northeast made a lot of sense to him. Having the taller side of the building oriented towards the views made sense, too.
- He liked the shape this building was taking and appreciated the dramatic designs presented with the floors and decks. He said the wraparound garage would be a great way to hide the parking spaces.
- Mr. Krueger asked how many bicycle parking spots would be included. The applicant said there would be two locations to store bikes on the site and a bike shop element as well. The applicant said this would be the perfect building to reinforce bicycle usage, and that mode of transportation will be taken very seriously such that residents can roll right into the building, at grade.
- Mr. Krueger said he really liked the look of this project and its asymmetrical design concepts.

Mr. Waggoner:

- Agreed with Mr. Krueger that this project has an elegant, modern look with its slab extensions, roof overhangs, and terraced roof elements. Mr. Waggoner said this was a unique multi-family building.
- Mr. Waggoner said the continuous glass bands between the extended floor slabs should make this project look light and illuminated at night, despite its mass.
- He asked about the light color seen on the renderings and if that was a concrete element. The applicant said it would be cement board paneling or metal, and was a place keeper at this point.
- Mr. Waggoner said this project would have a nice look to it and he liked the direction it was going in.

Mr. Sutton:

- Said this project does not look like Redmond, and it was very cool to see something different, almost resort-like. Mr. Sutton liked the roof overhangs and the geometry of the building.
- He said he would be curious how this project would look when paneling and joint lines were involved in the design. He said this was off to a good start.

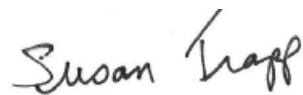
Mr. Meade:

- Said the project has a lot of resolution and should be a striking project. Mr. Meade said this would be a complex site due to its triangular nature. He said the next iteration, with materials, will be an important stage.
- Mr. Meade said he would support the wood product shown. He liked the dramatic roof line presented. The decks with vertical fins and shading appeared lush to him and agreed with Mr. Sutton that this site looked like a resort. Ms. Vanags said the applicant addressed quite a bit of staff's concerns with this iteration of the design.
- Mr. Meade said he looked forward to seeing the applicant again and said this was off to a beautiful start.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 10:00 P.M. MOTION APPROVED (4-0).

November 5, 2015
MINUTES APPROVED ON


RECORDING SECRETARY